

Ref: P4969

BALLYCLOUGH, CAMOLIN, CO. WEXFORD Y21 WY18



BER C1

QUINN PROPERTY

[www.quinnproperty.ie](http://www.quinnproperty.ie)

# MOST IMPRESSIVE 5 BEDROOM FAMILY RESIDENCE ON C. 0.85 ACRE SITE

## For Sale By Private Treaty

**LOCATION:** This super family home enjoys an excellent location along a local road (L1027) between Ballycanew and Camolin, it is 4.8km from Camolin with amenities to include primary school, shops, pubs, churches, service stations, GAA Club, playing fields, childrens' playground, nursing home and the popular Cois na hAbhann, Restaurant, Shop and Garden Centre, 2km off the R722, 5km off the R741, 6km from the Clough Roundabout and access to the M11, 7km to Ballycanew and 9.5 km to Gorey. South Dublin is just over an hour's drive.

### DESCRIPTION:

The property was constructed in 1998 and extends to 250m<sup>2</sup>. Approached via iron gates with a hard core driveway that extends to the side, it sits on a c. 0.85 acre mature site with well maintained lawns and grounds and an attractive stream to the rear. It is presented in excellent condition throughout having been lovingly maintained by its current owners. This home offers generous and well presented accommodation to include:



|                     |              |   |
|---------------------|--------------|---|
| Entrance Hall:      | 4.3m x 1.8m  | Solid Oak floor, closet, linen press  |
| Inner Hall:         | 10.0m x 1.0m | Solid Oak floor   |
| Living Room/ Diner: | 7.7m x 5.2m  | Solid Oak floor, feature vaulted ceiling, fitted units, wood burning boiler stove, double doors to patio  |
| Sitting Room:       | 4.6m x 4.0m  | Bay window with window seat, fitted unit, coving, open fire   |
| Kitchen:            | 6.7m x 4.0m  | Tiled floor, fitted cream kitchen with waist & eye level units, integrated dishwasher, electric oven, electric hob, extractor fan, fridge freezer, larder press, tiled splashback, Stanley oil cooker, breakfast bar with feature brick surround. |
| Utility Room:       | 3.2m x 1.6m  | Tiled floor, washing machine, dryer, fitted units, back door  |
| W.C.                | 2.0m x 1.0m  | Tiled floor, fitted units, w.c., w.h.b.   |
| Bedroom 1:          | 3.4m x 3.0m  | Laminate floor, fitted wardrobes  |
| Bedroom 2:          | 5.4m x 3.0m  | Laminate floor, fitted wardrobes, storage   |
| Family Bathroom:    | 3.0m x 2.0m  | Fully tiled, shower, bath, w.c., w.h.b.   |
| Bedroom 3:          | 3.5m x 3.0m  | Fully tiled   |



First Floor: 8.0m x 1.5m Red Deal flooring  
Bedroom 4: 6.5m x 3.0m Red Deal flooring, fitted wardrobes  
Ensuite: 2.8m x 1.6m Fully tiled, shower, w.c., w.h.b.  
Bedroom 5: 6.0m x 4.4m Red Deal Flooring  
Ensuite: 4.3m x 2.0m Tiled floor, shower, w.c., w.h.b.  
W-in-Wardrobe 3.0m x 2.0m Red Deal flooring, shelved



OUTSIDE:  
Gravelled driveway and mature lawns to the front. Mature trees and hedging along the boundaries. Large patio area with stream to the rear, the perfect setting for barbeques and entertaining.

SERVICES AND FEATURES:

Oil Central Heating  
Private Well  
Septic Tank  
C. 0.85 Acre Site  
Solid Internal Oak Doors  
Solar Panels  
Property Extends To: 244.5 m<sup>2</sup>  
Built: 1998



BER DETAILS:

BER: C1  
BER No. 114295942  
Energy Performance Indicator: 169.77 kWh/m<sup>2</sup>/yr



This Is A Superb Family Home - Viewing Is By Appointment Only

**A.M.V. €430,000**

# QUINN PROPERTY

www.quinnproperty.ie

Gorey: 053 94 80000  
Email: sales@quinnproperty.ie

Carnew: 053 94 26234  
Email: info@quinnproperty.ie



The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.

26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

